165.0	0003	0005.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	967,200	/	967,200
USE VALUE:	967,200	/	967,200
ASSESSED:	967,200	/	967,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2	-4	DANIELS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOREMUS DAVID EUGENE--ETAL
Owner 2:	DOREMUS REBECCA A
Owner 3:	
Street 1:	2 DANIELS ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1929, having primarily Vinyl Exterior and 3335 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	4963.000	608,800		358,400	967,200
Total Card	0.114	608,800		358,400	967,200
Total Parcel	0.114	608,800		358,400	967,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 289.99 | /Parcel: 289.99

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	109206
GIS Ref	
GIS Ref	
Insp Date	12/17/08

!12773!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 165.0-0003-0005.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	105	FV	608,800	0	4,963.	358,400	967,200		Year end	12/23/2021
2021	105	FV	582,700	0	4,963.	358,400	941,100		Year End Roll	12/10/2020
2020	105	FV	582,800	0	4,963.	358,400	941,200	941,200	Year End Roll	12/18/2019
2019	105	FV	452,600	0	4,963.	358,400	811,000	811,000	Year End Roll	1/3/2019
2018	105	FV	452,600	0	4,963.	317,400	770,000	770,000	Year End Roll	12/20/2017
2017	105	FV	426,600	0	4,963.	266,200	692,800	692,800	Year End Roll	1/3/2017
2016	105	FV	426,600	0	4,963.	266,200	692,800	692,800	Year End	1/4/2016
2015	105	FV	383,800	0	4,963.	230,400	614,200	614,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:33:07

LAST REV

Date	Time
05/26/16	13:05:24
ekelly	

USER DEFINED

Prior Id # 1:	109206
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12773

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13187-684		5/1/1977		60,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/10/2014	1537	Re-Roof	14,400					Strip and re-roof.
12/23/1992	653	Manual	1,400					RAISE CEILING HEIG

ACTIVITY INFORMATION

Date	Result	By	Name
12/17/2008	Info At Door	372	PATRIOT
2/12/2000	Inspected	197	PATRIOT
12/21/1999	Mailer Sent		
12/2/1999	Measured	270	PATRIOT
7/13/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		4963		Sq. Ft.	Site		0	70.	1.03	8			Med. Tr	-10					358,400						358,400	

Total AC/HA:	0.11393	Total SF/SM:	4963	Parcel LUC:	105	Three Fam.	Prime NB Desc	ARLINGTON	Total:	358,400	Spl Credit		Total:	358,400

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.97884429
Const Adj.:	0.99742496
Adj $ / SQ:	175.738
Other Features:	166500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	827214
Depreciation:	218384
Depreciated Total:	608830

COMMENTS

TRAFFIC MASS AVE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	14	BRs:	6	Baths:	3	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
1	4	2	
Totals			
3	14	6	

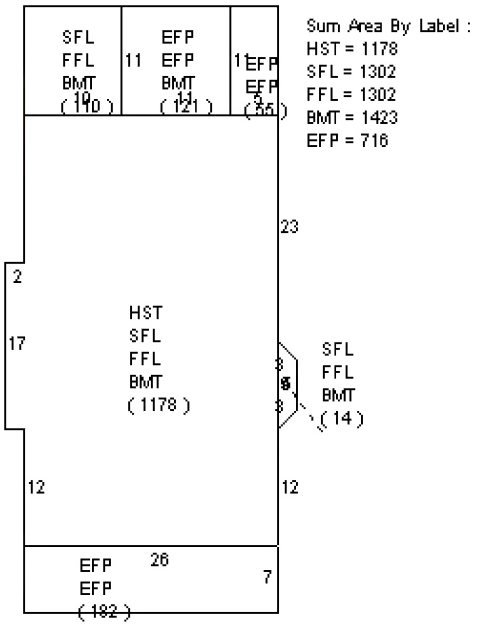
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	175.74
Special Features:	0	Val/Su Net:	114.18
Final Total:	608800	Val/Su SzAd	190.67

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,423	54.410	77,423
FFL	First Floor	1,302	175.740	228,811
SFL	Second Floor	1,302	175.740	228,811
EFP	Enclos Porch	716	30.950	22,158
HST	Half Story	589	175.740	103,510

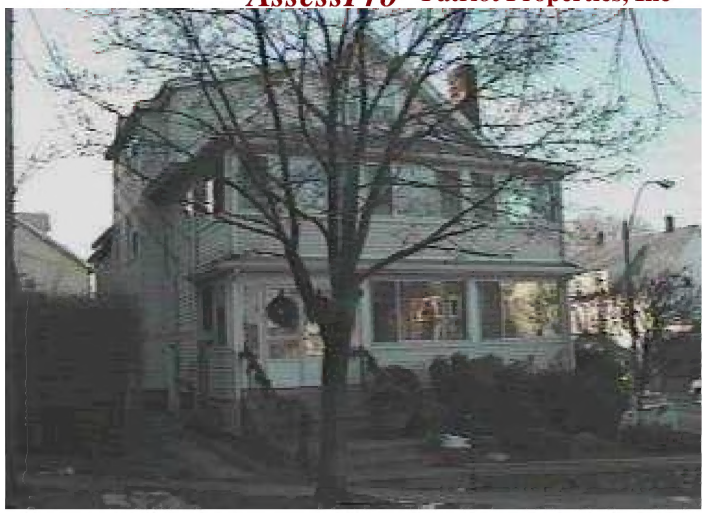
Net Sketched Area:	5,332			Total:	660,713
Size Ad	3193	Gross Area	5921	FinArea	3335

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	10 F		

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

165.0-0003-0005.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	